

Metropolitan Government of Nashville  
and Davidson County

Freddie O’Connell, Mayor  
Darrell Lane, Executive Director



Nashville Farmers' Market  
900 Rosa L. Parks Blvd.  
Nashville, TN 37208  
615-880-2001  
[farmersmarket@nashville.gov](mailto:farmersmarket@nashville.gov)

## Nashville Farmers' Market Board of Commissioner's Meeting Minutes

The Farmers' Market Board of Commissioner's meeting occurred on November 12, 2024, at the Nashville Farmers' Market Conference Room.

The attendees included the following:

Name	Organization	Name	Organization
William Radford	NFM Board Chair	Martha Lupai	A & M Marketplace
Scott Moskovitz	NFM Board Member	Troy Smiley	Smiley Farms
Alex Lorenz	NFM Board Member	Ronald Cerdas	Succulent Vegan Tacos
Erica Haber	Metro Legal	Carol Hagen	TN Artisan Honey
Phylinda Ramsey	Metro Legal	Tiffany Elder	Galena Garlic
Darrell Lane	NFM Executive Director	Jimmie Leslie	Kyleigh's Lemonade
David Griffin	NFM Finance Manager	Max Laskin	D-19 CM Kupin
Courtney Cotton	NFM Marketing Manager	Jacob Kupin	Metro Council
Charles Kizer	NFM Building Mait. Super.	Burkley Allen	Metro Council
Brenda Gilmore	Former TN State Senator	Zulfat Suara	Metro Council

### Opening Announcement

- The opening public announcements were administered by Board Chair William Radford, and the meeting started at 9:30 a.m.

### Public Comments

- Tiffany Elder with Galena Garlic is wanting to appeal Executive Director Darrell Lane's decision requesting that the food pantry that has been opened in the booth space be closed by December 31.
- Council Member Zulfat Suara – wants to give support for the Galena Garlic food pantry and support A & M Marketplace and does not feel that the payment plan presented by Market Management in September should be rescinded and that the board should honor it.
- Former State Senator Brenda Gilmore wants to give support to A & M Marketplace and that the repayment plan that was presented in September be followed.
- Council Member Berkley Allen wants to give support to A & M Marketplace and that the repayment plan that was presented in September be followed.

- Council Member Jacob Kupin wants to also give support to A & M Marketplace concerning the repayment plan that was presented in September.
- Carol Hagan with Tennessee Artisan Honey is speaking in support of Tiffany with Galena Garlic and now A & M Marketplace. Ms. Hagan was unaware of the existence of the pantry and doesn't feel that it is an issue for the market.
- Martha Lupai owner of A & M Marketplace states she has \$27, 000 to pay today towards her past due balance and would like for the remaining amount be part of the repayment plan presented. She also states that she would like to have the common area space cleared in front of the windows of her business, have the NFM assist with marketing her business, and reimburse or give a rent credit for the loss of product due to squirrel issue. Lastly, please have an understanding for small businesses and be on the same page with NFM management on the repayment plan.

### **Approval of Meeting Minutes**

- A motion to approve the October 15, 2024, meeting minutes was made by Mr. Alex Lorenz and seconded by Mr. Scott Moskovitz. All members voted in favor of the motion.

### **A & M Marketplace**

- Board Member Moskovitz understands with what the owner of A & M Marketplace is going through and discussed his past business history.
- Ms. Martha Lupai requests the following:
  - to pay \$27,000, waive all the late fees, and pay the approximately \$5,000 remaining balance by the end of the month.
  - Move tables and chairs on the outside of the windows near Jamaicaway.
  - Have the Farmers' Market assist in marketing on the business.
  - Squirrel claim paid out that was denied.
- Board Member Lorenz asks what the current marketing plan is for the business. Ms. Lupai does have a plan with the assistance of students from Vanderbilt University and states that the NFM doesn't market her business.
- Board Member Moskovitz requests that Metro Legal address the squirrel claim and explain the claims procedures within Metro. Does the board or NFM management have the authority to approve or deny a claim? Metro Legal Attorney Erica Haber explains that the claims division is within Metro Legal, and they handle all claims within Metro and NFM management and the board does not have the authority to make a decision on a claim.
- Board Chair Radford requests that Ms. Lupai work with NFM staff to ensure the market is aware of the businesses marketing plan and work with NFM management about the seating concern.
- Board Chair Radford acknowledges and supports the re-payment plan dependent that the following conditions are met.
  - Pay \$27,000.00 that the owner of A & M Marketplace stated she was able to pay by November 15.
  - Balance of \$8,620.00 owed that includes late fees will be spread out in 7 equal payments until the end of the current lease term (June 30, 2025).
  - If terms of the re-payment plan agreement are not met, then the current lease will be followed as written.
    - Motion to Approve – Mr. Scott Moskovitz
    - Second – Mr. Alex Lorenz
    - Opposed – None
- Board Member Lorenz requests an update on A & M Marketplace at the December meeting and a lease amendment for the new payment terms will be presented to the board.

### **Pop Up Kitchen/Commissary Kitchen Update**

- Executive Director Darrell Lane updated the board of the following items since the October meeting.
  - One new Commissary Kitchen user.
  - Focus on growing utilization by running paid Google ads and tracking the success of the ads.
  - Rental pricing adjustments are being made to focus on utilization rate.
  - Commissary Kitchen page has been updated on the NFM website to allow for better usage and to gather information about the program.
  - Highest level of business response on the webpage and seven inquires have been made since last month.
  - 12 kitchen tours have been conducted in the past three weeks.
  - Marketing visual rebranding is now in process.
  - KPI report is being developed and will be completed once the complete rebranding occurs.
  - Program Manager Heather Hoch is attending a shared kitchen user conference this week.
- Board Chair Radford would like to know what the goals are over the next 90 days to increase the utilization rate and requests information on the “break even” point for the kitchen.

### **Fiscal Year 2025 Financial Report**

- Finance Manager David Griffin presented to the board a summary report detailing the FY25 financial results through October 31, 2024. Included in the reporting was a comparison between FY24 and FY25 and a FY25 budget comparison.

### **Board of Commissioner’s Officer Elections**

- Board Chair nomination of Mr. William Radford was put forth by Mr. Scott Moskovitz and seconded by Mr. Alex Lorenz. Mr. Radford accepted the nomination.
- Vice Chair nomination of Mr. Scott Moskovitz was put forth by Mr. Alex Lorenz and seconded by Mr. William Radford. Mr. Moskovitz accepted the nomination.
- Board Secretary nomination of Ms. Angela Crane-Jones was put forth by Mr. Scott Moskovitz and seconded by Mr. Alex Lorenz. Ms. Crane-Jones was not present at the meeting and will confirm or decline the nomination at the December meeting.

### **Final Comments and Adjournment**

- Board Chair Radford requests that the food panty discussed during public comments be placed on a future agenda.
- Board Member Moskovitz wants to ensure everyone that the board and NFM management is always trying to follow all established rules and procedures when making decisions.
- Board Chair Radford would like to add give NFM management the latitude to move the remaining payments due date from the 5<sup>th</sup> to the 15<sup>th</sup> of each month until the end of the lease term. This will be added to the repayment plan terms.
  - Motion to Approve – Mr. Scott Moskovitz
  - Second – Mr. Alex Lorenz
  - Opposed – None
- There were no other final comments and the meeting adjourned at 10:33 a.m.